

**AGENDA
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
VIRTUAL (ZOOM) MEETING AVAILABLE FOR GENERAL PUBLIC
TUESDAY, FEBRUARY 6, 2024, 7:00 P.M.
CALL TO ORDER:**

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Binder, Branoff, Campbell, Grimes, Henry, Krueger, Sturgess, Wyatt,
Vacant

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. CORRESPONDENCE:

- A. Resolutions
- B. Minutes: August 1, 2023
- C. 2023 Planning Commission Annual Report & Supplements
- D. Holland Square Concept Plan

6. MEETING OPENED TO PUBLIC (NON-PUBLIC HEARING ITEMS):

7. BUSINESS:

- A. 2023 Annual Report
- B. Holland Square Concept Plan

8. MEETING OPENED TO THE PUBLIC:

9. REMARKS BY PLANNING COMMISSION MEMBERS:

10. ADJOURNMENT:

**RESOLUTIONS
CITY OF SWARTZ CREEK
PLANNING COMMISSION
PAUL D. BUECHE MUNICIPAL BUILDING
TUESDAY, FEBRUARY 6, 2024, 7:00 P.M.**

Resolution No. 240206-01 **AGENDA OF FEBRUARY 6, 2024**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the agenda for the February 6, 2024 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-02 **MINUTES OF AUGUST 1, 2023**

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission approves the Minutes for the August 1, 2023 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-03 **Selection of Chairperson**

Motion by Planning Commission Member: _____

I Move, the Swartz Creek Planning Commission selects Commissioner _____ to serve as the Planning Commission Chairperson for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-04 **Selection of Vice Chairperson**

Motion by Planning Commission Member: _____

I Move, the Swartz Creek Planning Commission selects Commissioner _____ to serve as the Planning Commission Vice-Chairperson for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-05

Selection of Secretary

Motion by Planning Commission Member: _____

I Move, the Swartz Creek Planning Commission selects Commissioner _____ to serve as the Planning Commission Secretary for a twelve month period commencing immediately and ending at the next annual meeting or as stated in the bylaws.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-06

2023 Annual Report

(Carried/Denied)

Motion by Planning Commission Member: _____

WHEREAS, the Planning Enabling Act of the State of Michigan requires an annual report to be compiled that reflects the activities of the planning commission, and;

WHEREAS, the City of Swartz Creek desires to consolidate such activities with those of the Zoning Board of Appeals to better communicate with officials and the public, and;

WHEREAS, the annual report, as reviewed by the planning commission at their regular meeting on February 6, 2024 also includes training and related information to shape actions in the coming year.

NOW, BE IT RESOLVED that the Swartz Creek Planning Commission hereby recommends the approval of the 2023 annual report and direct staff to submit the report to the city council.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 240206-07

ADJOURN

Motion by Planning Commission Member: _____

I Move the Swartz Creek Planning Commission adjourns the February 6, 2024 Planning Commission meeting.

Second by Planning Commission Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL PLANNING COMMISSION BOARD MEETING
ACCESS INSTRUCTIONS
WEDNESDAY, FEBRUARY 6, 7:00 P.M.**

The Planning Commission meeting of February 6, 2024 at 7:00 p.m. will be conducted as a hybrid meeting, with commissioners, staff, consultants, petitioners, and public attending in-person. The meeting will also be held virtually (online and/or by phone) to non-commissioners, due to health concerns surrounding Coronavirus/COVID-19.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Connie Olger, 810-429-2766 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

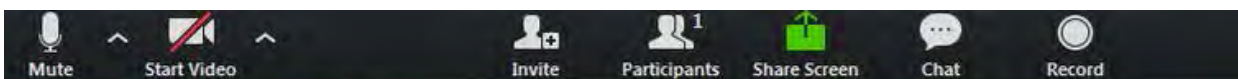
1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Topic: City of Swartz Creek Planning Commission Meeting
Time: February 6, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

If you have any further questions or concern, please contact 810-429-2766 or email colger@cityofswartzcreek.org. A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city's public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City's website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website's homepage that clearly describes the meeting's purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the Zoom application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR Commission

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
August 1, 2023**

Meeting called to order at 7:00 p.m. by Commissioner Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Binder, Branoff, Campbell, Sturgess, Grimes, Henry, Wyatt.

Commissioners absent: Currier, Krueger,.

Staff present: Adam Zettel, City Manager.

Others present: None.

Others Virtually Present: Carmine Avantini, Lania Rocha

APPROVAL OF AGENDA:

Resolution No. 230801-01

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission approves the agenda for the August 1, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF JUNE 6, 2023

Resolution No. 230801-02

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Branoff

I Move the Swartz Creek Planning Commission approves the Minutes for the June 6, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC:

None.

BUSINESS:

PLANNED UNIT DEVELOPMENT ZONING AMENDMENT

Adam Zettel explained the context of the amendment, being a codification of efforts to enhance the downtown per the 2022 Master Plan and 2022 DDA Plan objectives. Carmine Avantini, CIB Planning, explained the changes to the map and text of the amendment and how they would provide for higher standards for developers to follow, while also enabling more flexibility with how to achieve that.

PUBLIC HEARING

Open: 7:17 p.m.

No comments

Closed: 7:17 p.m.

RESOLUTION TO RECOMMEND ADOPTION OF THE PLANNED UNIT DEVELOPMENT DOWNTOWN OVERLAY DISTRICT ZONING AMENDMENT

Resolution No. 230801-03

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Branoff

WHEREAS, the Public Act 110 of 2006, the Michigan Zoning Enabling Act, enables cities to regulate land use through the creation and enforcement of zoning maps and regulation; and

WHEREAS, the City of Swartz Creek (the “City”), as a Redevelopment Ready Community, updated its Master Plan and Downtown Development Authority Plan in 2022; and

WHEREAS, The Master Plan and Downtown Development Authority Plan encouraged updates to the City’s zoning ordinance by creating a Planned Unit Development Overlay Districts, and to incorporate design guidelines for properties ideal for development in the specific districts; and

WHEREAS, The City passed Ordinance 462 that amended the City’s zoning ordinance by creating four Planned Unit Development Districts based on the information learned by updating the Master Plan and Downtown Development Authority Plan and create guidelines for developments within those districts that match the goals and objectives of the City’s Master Plan; and

WHEREAS, the planning commission, with the assistance of staff, and input by the public, reviewed proposed changes to the zoning ordinance at their regular meeting on August 1, 2023, and considered creating the Downtown Planned Unit Development Overlay District that identifies specific properties that are within different zoning districts and to provide design guidelines for that district; and

WHEREAS, the planning commission, at a public hearing at their meeting on August 1, 2023 and in reviewing the criteria in zoning ordinance Section 24.04-05, found the proposed zoning ordinance amendments to be in the best interest of the public and would promote the goals and objectives of the City's Master Plan and Downtown Development Authority Plan.

THEREFORE, I MOVE the City of Swartz Creek recommend approval of the following Zoning Ordinance Amendment:

**CITY OF SWARTZ CREEK
ORDINANCE NO. 463**

An ordinance to amend the Code of Ordinances: Zoning Appendix A to amend the zoning map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) for certain properties in the City's downtown and to adopt design guidelines by reference.

THE CITY OF SWARTZ CREEK ORDAINS:

Section 1. Amendment of Appendix A Zoning Article 3. Zoning Districts and Map to include the Downtown Planned Unit Development Overlay District (DPUD Overlay District) consistent with the Development Boundary Map attached as Exhibit A hereto.

Section 2. Amendment of the Appendix A Zoning Ordinance Article 7.03 by adding the DPUD Overlay District as follows:

Downtown Planned Unit Development Overlay District(DPUD Overlay District)	Overlay of the properties identified in the DPUD Overlay District on the Zoning Map in Article 3.	Same as underlying district.	Same as underlying district.	Maximum density, minimum floor area and maximum building height shall comply with the dimensional standards of the underlying zoning district, but the lot area, setback and width requirements may be reduced by up to 20 percent upon a determination that the building contributes to the well-being of the downtown area. On-site parking required by the zoning ordinance may be reduced by up to 25 percent where it can be demonstrated that the parking requirements are excessive, are needed at peak hours only, and/or that alternative parking facilities (including on-street spaces, shared parking areas, municipal parking lots) are available.
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Section 3. Amendment of the Appendix A Zoning Ordinance Article 7.07 by adding Section 7.07(y) as follows:

- y. In the Downtown Planned Unit Development District (DPUD) and Downtown Planned Unit Development Overlay District (DPUD Overlay District) the Downtown Design Guidelines for the City of Swartz Creek shall

be followed for all design and construction as part of the development. The Downtown Design Guidelines for the City of Swartz Creek can be requested from the City and may be updated from time to time at the direction of the Planning Commission. The Swartz Creek Downtown Design Guidelines shall be incorporated into the Downtown Planned Unit Development Overlay, as attached hereto.

Section 4. Effective date.

This Ordinance shall take effect thirty (30) days following publication.

YES: Branoff, Grimes, Henry, Wyatt, Binder, Sturgess, Campbell.

NO: None. Motion Declared Carried.

Meeting Open to Public:

None.

Remarks by Planning Commission:

Commissioner Henry inquired about the possibility of live/work units on Miller, west of Fortino. Carmine said that anything is possible that matches the community vision.

Adam reminded the commission of the importance of training, the availability of the MAP conference, and the potential for some site plans to come before the PC in the coming months.

Adjourn

Resolution No. 230801-04

(Carried)

Motion by Planning Commission Member Branoff
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission adjourns the August 1, 2023, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 7:31 p.m.

Betty Binder, Secretary



Adam Zettel, AICP

City Manager
azettel@cityofswartzcreek.org

Date: January 30, 2024

To: Planning Commissioners
From: Adam Zettel, AICP
RE: February 6, 2024 Planning Commission/Zoning Board of Appeals Meeting

Hello everyone,

We will be meeting at 7:00 p.m. on Tuesday, February 6, 2024. Commissioners MUST attend in-person. However, we shall be conducting the meeting using the Zoom application for the benefit of the public. If you cannot attend, please let me know.

The purpose of this meeting will be to appoint officers and review the annual report. We also have a concept for Holland Square! I am attaching the report, with supplemental information, as well as the architectural concept.

Concerning election positions, the current chair is Tom Wyatt. Vice chair is Nate Henry, and the secretary is Betty Binder. Appointments are valid for one year. Please be prepared to nominate or volunteer!

Concerning the annual report, we have some new sections this year. As part of the Redevelopment Ready Communities program, we have some new obligations related to tracking public outreach and reporting on economic development updates. Samantha Fountain has integrated these new sections and should be at our meeting to discuss them. In addition, we have our standard sections on attendance, projects, training, and future outlook. Take a look!

The Holland Square project is something that the DDA has been taking the lead on. The idea is to better activate the space so that it has a greater ability to drive recreation, culture, and hospitality for that area. Doing so will add intrinsic value to the community in the form of enjoyable events. It will also help the local businesses prosper.

With the understanding that parking and gathering are still key functions to the site, the design was going to compliment those by adding some more functional vendor spaces and multi-purpose space that is conducive to an array of different events, gatherings, or

February 6, 2024
Planning Commission

entertainment functions. The structure will provide a degree of shelter, visibility, sound, lighting, and electricity.

Funding is expected to be through the Michigan Economic Development Corporation's crowdfunding campaign. This is what the community is using to fund Cosmos in the Creek. Essentially, we expect to budget about \$120,000 to complete the project. The state will then match up to \$60,000 of community donations. This can include city general fund and DDA contributions to a degree.

Anyway, take a look at the concept. Explore the square. This is the area that is currently used for summer Maker's Markets, Christmas tree lighting, and similar events.

Also note that I am inviting the DDA to this meeting. The planning commission will still be the host, and the DDA is not going to be officially called to order, but this will effectively enable a joint meeting of the two bodies. This will help the individuals network, explore the annual report, and deliberate on the Holland Square project.

If you have any comments or questions, please contact me directly.

Sincerely,



Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org

CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
PLANNING COMMISSION
ZONING BOARD OF APPEALS
2023 ANNUAL REPORT

To: The Honorable David Krueger & Swartz Creek City Council
From: The Swartz Creek Planning Commission
Subject: 2023 Annual Report

Greetings,

Introduction

In addition to the Planning Commission and Zoning Board of Appeals updates that are delivered in city council meeting packets, and respective minutes, this document serves as a summary report of the activities of the planning commission and zoning board of appeals for the calendar year of 2023. This report is not to be confused with the monthly building report. This document is intended to summarize the general status and open-meeting decisions made by the planning commission (PC) and zoning board of appeals (ZBA). It also serves as a guide to training and activity expectations for 2024.

Summary Findings

The PC experienced a slow year in terms of the number of reviews and meeting count. All business spanning their four meetings was related to training and the work on the downtown Planned Unit Development District, with related guidelines. In some respects, this may have allowed the commission to focus. Despite this, the commission has been engaged, and I do expect multiple site plans in 2024. I am pleased that the entire commission was able to benefit from formal training onsite.

The ZBA had absolutely no business, aside from training and their annual meeting. We will focus on formal targeted training for the commission and ZBA early this calendar year.

Concerning attendance and activity, the planning commission had a slow year and met only four times and experienced 30 attendances out of 36 attendance opportunities (83%).

The commission did not have any change to membership in 2023, with the exception of the recent resignation of Mr. Currier. This seat is still vacant. Tom Wyatt serves as the chair and represents the planning commission on the ZBA. Mr. Henry is the City Council representative on the planning commission. The Mayor serves on the planning commission by default.

The ZBA met only once, which was for their annual meeting in March. Formal Advanced ZBA Training followed. The ZBA also attended the February Site Plan Review Training session that the planning commission hosted. Attendance was about 71% (5 attendances out of 7 total opportunities, including alternates). There has been no change to the membership in 2023.

Community development was very slow overall, including new house starts and other building projects. While there was a lot of interest in new users for commercial property, as well as for redevelopment property, there were not any site plans or developments. The community and economic development specialist has been working on various projects to spur economic activity in accordance with the city’s community and economic development plan. This includes liaising with businesses, promoting events, providing grant opportunities, and general marketing.

There have also been efforts to promote specific development projects within the community. This includes the marketing of the old Methodist Church and efforts to have existing businesses consider expansions or renovations under the MEDC RRC program. We are getting good participation and feedback on these programs, but no investment activity yet.

ZONING BOARD OF APPEALS		
Tom Wyatt (PC Chair)	06/30/25	5097 School
Ronald Smith, Secretary	06/30/26	9194 Chesterfield
John Gilbert (Council member)	11/25/24	7459 Miller Rd.
Walt Melen (Alternate)	06/30/25	7054 Bristol
James Packer, Chairperson	06/30/24	7515 Elizabeth Ct.
Kenneth Brill (Alternate)	06/30/26	5352 Greenleaf
George Hicks	06/30/24	8373 Miller

Board members & Commissioners

Below is the current list of the PC and ZBA membership. All members have been given copies of the city’s personnel policies.

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 Planning Commission
 Annual Report for 2023

PLANNING COMMISSION	Term end date	Address
Vicke Sturgess	06/30/25	5153 Durwood
Charles Campbell	06/30/24	5342 Winshall
Vacant	06/30/25	
Betty Binder, Secretary	06/30/26	8079 Bristol Road
Tom Wyatt (ZBA), Chair	06/30/26	5097 School
Bud Grimes	06/30/25	5171 Oakview Drive
Nate Henry (Council), Vice-Chair	11/25/24	5411 Don Shenk
Mark Branoff	06/30/24	7216 Parkridge
David Krueger, Mayor	Per Council Term	7399 Miller Rd

Facts & Figures on Projects

Below is an exhaustive list of projects and activities that were addressed by the Planning Commission and Zoning Board of Appeals.

Project	Venue	Review	Location	Size or Units	Value	Month	Approval	Status
Site Plan Review	PC & ZBA	Training	N/A	N/A	Priceless	February	N/A	Complete
Advanced ZBA	ZBA	Training	N/A	N/A	Priceless	March	N/A	Complete
Downtown PUD Zoning	PC	Zoning Amendment	Downtown District	N/A	N/A	June	Yes	Complete
Design Guidelines	PC	Reference Document	Downtown District	N/A	N/A	June	Yes	Complete
Downtown PUD Overlay	PC	Zoning Amendment	Downtown District	N/A	N/A	August	Yes	Complete

Training

Staff is going to make a concerted effort to continue onsite training for the planning commission and zoning board of appeals members. This worked well and was efficient in 2023. We continue to request that members with less than one full term engage in standard Michigan Association of Planning events, including the annual conference. A training letter is sent via email and hardcopy that encourages members to pursue formal training, to attend other city events/meetings, and to consult with the city manager about opportunities for improvement.

I expect the ZBA annual meeting in March will include general ZBA training by myself for the entire group.

Community and Economic Development

This is a new section that will be used to track annual progress and amendments to the city’s Economic Development Strategy. This requirement comes from the Michigan Economic Development Corporation as part of their Redevelopment Ready Community programming. Requirements aside, this makes much sense and we are happy to add this.

Our first complete review actually points to much progress on the strategy, with a vast majority of items being completed or kept current. However, there are a couple notable exceptions that will require attention, as noted in this plan as well as the DDA plans. This includes the downtown gateway enhancements and wayfinding signs.

Samantha is including some information as a supplement to this report, which includes a demographic study that we are using to attract business, as well as the marketing package for 4484 Morrish Road.

Note that the efforts to coordinate a stronger growth strategy and higher capacity chamber have not been successful. This does not appear to be the direction the chamber wishes to go. As such, this is the primary reason why these objectives are no longer being pursued.

The complete strategy task list, with notes follows:

Objective List Key

Accomplished! Efforts ongoing where appropriate.
Efforts still ongoing. Some goals accomplished, but not all.
Objective no longer aligns with goals.
New objective!

Objective	Action Item(s)	Responsible Entity	Time Frame	Status
Dedicate new expanded areas for a mixture of commercial development, while supporting the success and improvement of existing business areas.	<ul style="list-style-type: none"> Complete zoning amendments to meet RRC Technical Review Develop an internal business retention strategy to support existing base companies Create downtown PUD District 	City Administration, City Council, Planning Commission	2019	Complete. Samantha uses software to track retention visits.
Encourage the type and amount	<ul style="list-style-type: none"> Complete target market analysis to identify potential 	DDA	Short Term	Completed through retail

February 6, 2024
 Planning Commission
 Annual Report for 2023

<p>of business operation supported by market analysis, historical performance and consumer desires.</p>	<p>industry markets to attract to Swartz Creek</p> <ul style="list-style-type: none"> • Complete a consumer survey to identify shopping trends of Swartz Creek residents 			<p>leakage study, and spending analysis by UM-Flint.</p>
<p>Encourage the rehabilitation or replacement of obsolete commercial/office and industrial buildings and sites with viable business establishments or other appropriate uses.</p>	<ul style="list-style-type: none"> • Update codes and penalties to strengthen blight enforcement efforts for buildings and properties in need of repair and upkeep • Identify additional resources, incentives and grants to assist with façade improvements • Identify additional resources, incentives and grants to assist with redevelopment of core downtown sites • Utilize TIF Funds to assist with downtown feasibility analyses as needed • Identify funding sources and grants to assist with environmental cleanup and restoration as needed. • Review and update DDA Development Plan to ensure a current project list and access to all tools available to the DDA 	<p>Staff, Metro PD, DDA</p>	<p>Short Term, Ongoing</p>	<p>Complete; Ongoing.</p>
<p>Promote the revitalization of downtown Swartz</p>	<ul style="list-style-type: none"> • Utilize Redevelopment Communities to develop promotional materials for 	<p>Staff, DDA, Planning</p>	<p>Complete and Ongoing</p>	<p>Completed through RRC site</p>

<p>Creek through the attraction of businesses and other uses suited to that area.</p>	<p>key redevelopment sites downtown identified in this plan, the DDA Development Plan and the City Master Plan. This should include detailed concept plans for priority sites</p> <ul style="list-style-type: none"> • Create city-wide promotional materials to reach specified target investment markets. These materials should focus on consumer spending patterns, educational attainment, wages, labor force and available redevelopment sites • Focus efforts and resources when available on priority redevelopment sites identified within this plan. 	<p>Commission, DDA, Chamber</p>		<p>assistance; Ongoing efforts to create city-wide promotional materials.</p>
<p>Encourage the retention of residential neighborhoods in the vicinity of downtown Swartz Creek as a source of customers</p>	<ul style="list-style-type: none"> • Look to identify areas within the core of the city to encourage new housing development, especially missing middle housing which can attract workforce and families to the city • Identify opportunities to increase core residential density 	<p>DDA, Planning Commission</p>	<p>Ongoing</p>	<p>Complete; Ongoing.</p>
<p>Promote visual and physical links between the downtown and the Civic Center such as landscaped walkways, streetscape, and public art.</p>	<ul style="list-style-type: none"> • Implement the city's streetscape plan currently under development • Work with local artisan groups such as the Greater Flint Arts Council or the Flint Institute of Arts to identify opportunities to include art into public spaces and pedestrian ways throughout the city • Include artistic features such as murals or statues into downtown design guidelines 	<p>Council, DDA, Planning Commission</p>	<p>Ongoing</p>	<p>Complete; Ongoing.</p>

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	<ul style="list-style-type: none"> Use vacant spaces or underutilized sites in downtown to host popup events such as farmers markets, art fairs, food truck festivals, movies or concerts featuring local artists to increase programming in the city and to drive visitors to the core of the downtown 			
Continue to promote community events in the downtown and Civic Center areas as a way of attracting attention and customers to downtown businesses.	<ul style="list-style-type: none"> Work with the DDA and the Chamber to develop a promotional platform to highlight local events to residents of the city and potential outside markets to attract visitors. Various forms of media including print, social, radio, and television should be utilized to maximize the extent of the message Develop a platform to highlight local businesses to residents Work with the Visitors and Convention Bureau of Genesee County to highlight local events and drive visitors to Swartz Creek 	DDA, Chamber	Ongoing	Complete; Ongoing.
Promote the development of a traditional mixed-use downtown corridor along Morrish Road, between the entrance into the Sports Creek racetrack and Civic Drive, in accordance with the following standards	<ul style="list-style-type: none"> Permit commercial uses such as small-scale retail stores; professional offices for physicians, optometrists, chiropractors, dentists, psychologists, and similar professions. Ensure businesses have frontage on Morrish Road and build to the right-of-way or agreed-upon short distance setback Encourage or develop requirements for a second or 	Planning Commission, DDA	Ongoing	Ongoing; Brewer Townhomes phase 1 complete. 2/3 units sold.

	<p>third floor for residential dwellings</p> <ul style="list-style-type: none"> • Allow the use of alleyways for rear parking and loading 			
<p>Promote the development of the mixed-use area north of the Morrish Road/I-69 interchange for retail and other uses.</p>	<ul style="list-style-type: none"> • Locate any residential uses along or in proximity to Bristol Road or within the rears of the properties and locate commercial uses near I-69 and Morrish Road • Ensure that commercial uses are of a size, scale, and character consistent with other development in the area • Develop a gateway strategy to welcome shoppers and visitors to Swartz Creek • Enhance the entryway to Sports Creek as a prime destination site for the city, should it be repurposed 	<p>Planning Commission, DDA</p>	<p>Ongoing</p>	<p>Ongoing; Gateway strategy is a priority. Sports Creek entryway cannot be enhanced without willing owner.</p>
<p>Coordinate efforts to retain and attract industrial development and work with other groups that are involved in economic development</p>	<ul style="list-style-type: none"> • Work with the Flint & Genesee Chamber Economic Development Team to ensure available properties in the city are listed on Zoom Prospector • Prepare a city-wide fact sheet identifying target industrial markets, properties available, proximity to major markets and industry sectors (auto, medical, etc), access to local workforce, tax incentives (if applicable) and any other asset (utilities) that could be used to attract new industry • Host regional and state economic developers at prime properties in the city to give them an on-the-ground feel for the site 	<p>Staff, Council, Chamber</p>	<p>Short – Mid Term</p>	<p>Most efforts still ongoing, some obsolete; Samantha is reworking these objectives.</p> <p>Very little industrial space available.</p>

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	<ul style="list-style-type: none"> • Market sites available for advanced manufacturing in all industry sectors • Encourage General Motors to increase, when feasible, its operations at the Customer Care and Aftersales facility within the city • Work with Bishop Airport to solicit intermodal or other distribution industries to the city • There is a growth opportunity in manufacturing in Swartz Creek. The city will prioritize sites available for manufacturing growth and promote them to encourage business expansions within the city. 			
Coordinate existing programs and provide information on small business development programs.	<ul style="list-style-type: none"> • Work with the Flint & Genesee Chamber Economic Development Team to host local small businesses educational events in partnership with the Swartz Creek Chamber of Commerce • Host the Genesee County eTeam for small business education • Provide a small business resource kiosk at city hall to inform small businesses about assistance programs available locally and throughout the state 	Chamber, DDA	Short Term	Initial goals obsolete. Ongoing; Sam will complete these with other resource partners, online link to a small business resource guide.
Work to grow the City of Swartz Creek Chamber of Commerce and its capacity to	<ul style="list-style-type: none"> • Work to increase capacity of chamber to become the city's primary promotional entity 	Chamber	Ongoing	Obsolete. Hired professional staff instead.

assist local companies and promote the City as a whole	<ul style="list-style-type: none"> • Focus membership growth on companies located within the City of Swartz Creek 			
Implement the recently completed marketing and branding strategy	<ul style="list-style-type: none"> • Incorporate the DDA Development Plan, Master Plan and Economic Development Plan into a comprehensive marketing strategy to promote Swartz Creek • Develop a communications plan to ensure all targeted marketing is formatted to reflect the new marketing and branding strategy • Complete a brand kickoff and begin implementation of new logos and taglines 	Council, Staff, DDA, Chamber	Ongoing	Accomplished.
Focus more on Placemaking Efforts	<ul style="list-style-type: none"> • Utilize Public Spaces Community Places program to complete Cosmos in the Creek, and Holland Square projects. • Install more wayfinding signs throughout the city. • Research and consider Social District opportunities and benefits. 	Council, Staff	Mid-Short Term	New objective.

Public Participation

Social Media

In February of 2023, the Economic and Community Development Director created a Facebook page – [Downtown Swartz Creek Business and Events](#) as a place for residents to find information about events and other things happening in the area. An Instagram was created a few months after that. Below, statistics for Reach, Visits, New Likes and Follows, and Ad Trends are included. Most notably, the page reached 42,993 unique accounts! That’s over seven times the number of residents in Swartz Creek. Autumn Jesme with the Shirt Traveler, also generously runs <https://downtownswartzcreek.com/> which includes a calendar of local events, and others throughout Genesee County.

Public Events

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The Downtown Development Authority in partnership with the Swartz Creek Area Firefighter’s Association, hosted 6 Family Movie Nights (FMN) at the Pajtas Amphitheater. Participation ranged from 75 – 175 guests. Weather, movie, and activities before the movie all seemed to play into the participation rate. Social Media Ads were utilized for most movie nights, in addition to multiple posts, and reels with music. Jeepers Creekers also hosted Makers Markets once a month from May – September, in addition to the annual Trunk or Treat and Costume Run for Halloween in October. These events had a lot of participation, but I do not have numbers on those.

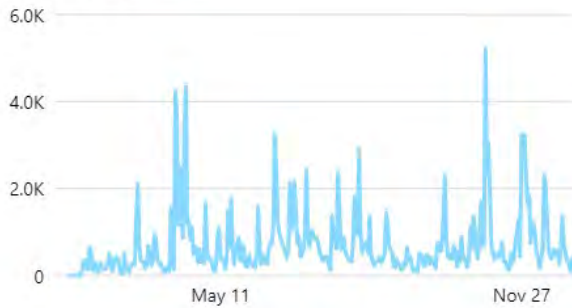
Continued Efforts

2023 was a great year with many new and returning events that the public was able to attend for free. This year we will be exploring opportunities to add new events to the calendar. So far, we are considering adding an Easter Egg hunt, and a Winter Market. We are always looking for groups that would like to host events downtown or in the parks. Please reach out to Samantha Fountain with any ideas at sfountain@cityofswartzcreek.org.

Reach

Facebook reach ⓘ

42,993 ↑ .100%



Instagram reach ⓘ

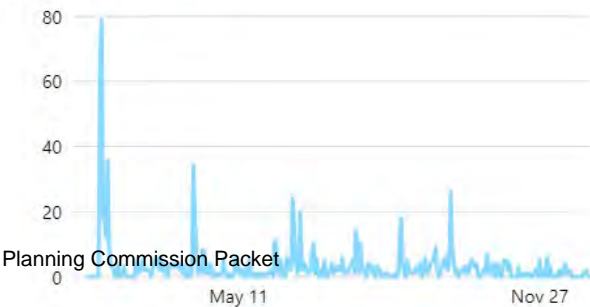
396 ↑ .100%



New likes and follows

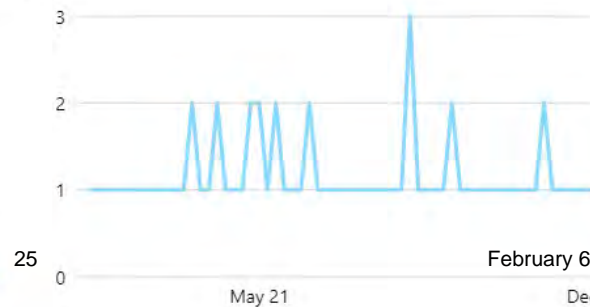
Facebook Page new likes ⓘ

1,063 ↑ .100%



New Instagram followers ⓘ

71

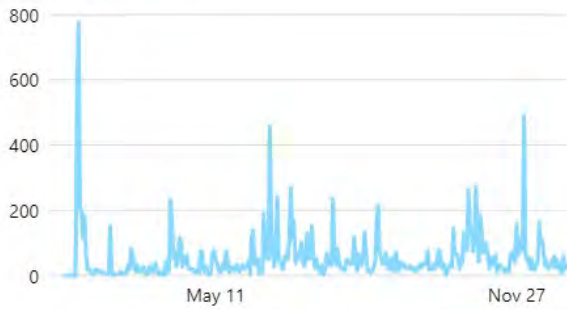


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Visits

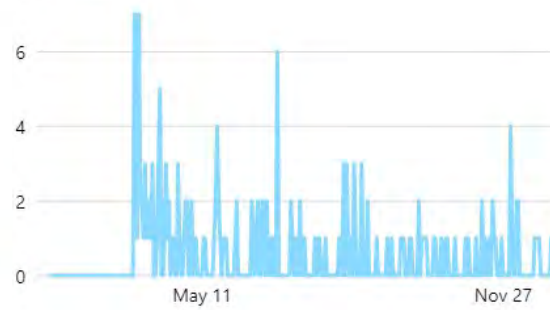
Facebook visits ⓘ

18,233 ↑ 100%



Instagram profile visits ⓘ

183 ↑ 100%



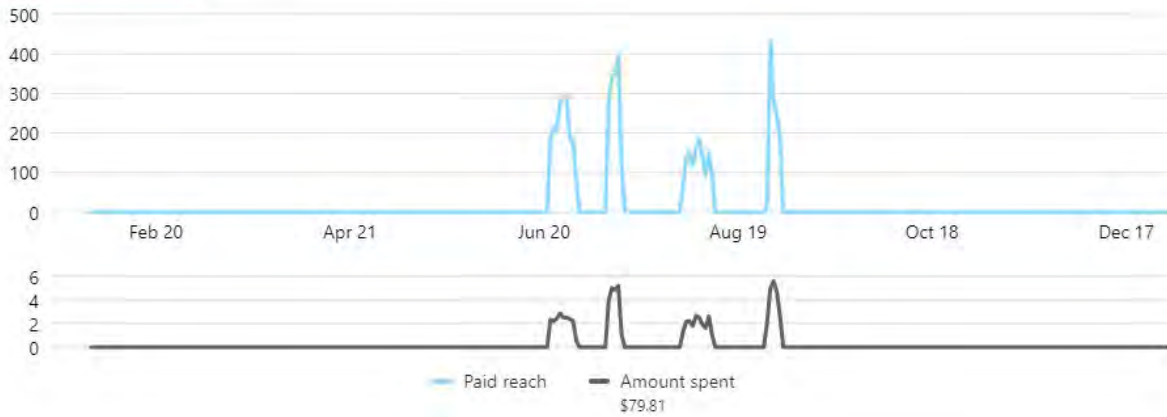
Ad trends

Paid reach ⓘ

2,628 ↑ 100%

Paid impressions ⓘ

8,541 ↑ 100%



Looking Ahead

We do not expect a lot of change in 2024. The economic momentum seems to be neutral at the moment. However, there are a number of new businesses and potential projects on the horizon. There is an institutional user that is completing a special land use application for the March agenda. There is also a stated intent to reconstruct the former Lorenzo's Dip and

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Dine that has burned. In addition, we will continue to market the community, pursue wayfinding signage and historical signage programs, as well as to invite downtown renovations and improvement projects using incentives.

That is all for now. Please contact me with any questions or comments!

Sincerely,



Adam H. Zettel, AICP
City Manager
City of Swartz Creek
azettel@cityofswartzcreek.org

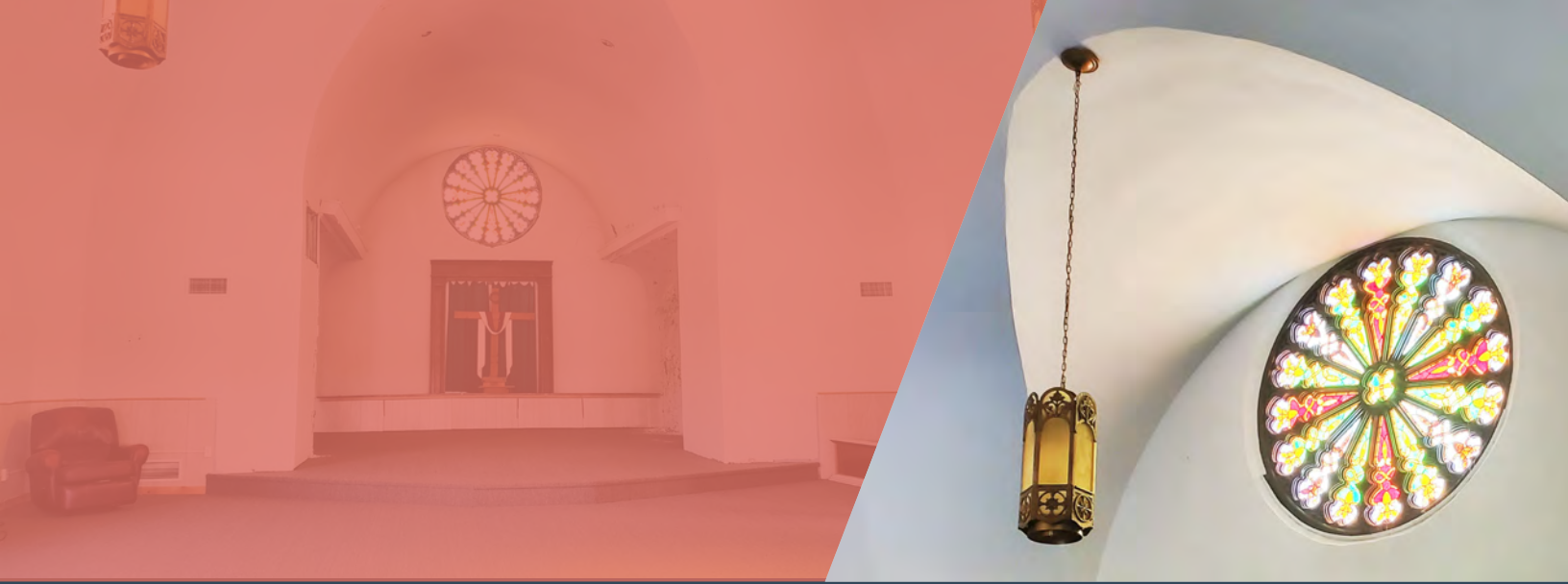
8083 Civic Drive
Swartz Creek Michigan 48473

Phone: (810)-635-4464

Fax: (810)-635-2887

www.cityofswartzcreek.org

ftp://cityofswartzcreek.org



MARKETING PACKAGE FOR



4484 MORRISH ROAD
SWARTZ CREEK, MICHIGAN

PPN: 58-35-576-053



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williams&works
engineers | surveyors | planners

THOMAS ROBERTS ARCHITECT
Architecture
Planning
Historic Preservation



4484 MORRISH ROAD Swartz Creek, Michigan

Celebrations and cheer echo through the halls of the former Methodist Church in Swartz Creek.

Located in the heart of downtown and a short walk from city amenities, an attractive and stately community icon is awaiting redevelopment. 4484 Morrish Road is home to a historic church. Adjacent to the church is a former daycare/office building and parking lot, also available for sale either with the church or as a separate project. Together, both sites represent 1.56 acres of land and 13,616 square feet of commercial space.

Economic studies point to many in-demand options that would garner a strong market position. The site is less than a mile from the I-69 freeway interchanges at Morrish Road and Miller Road and also near I-75.

Local market data demonstrates an unmet need for many uses. Be it a brewery, restaurant, banquet hall, or event space, the unique interior with colorful and intricate stained-glass accents will become a new city icon and backdrop for memories to come. City leadership anticipates being a partner in the rehabilitation and redevelopment, and the community provides robust support for entrepreneurs and new businesses.

The property is eligible for several financial incentives including Redevelopment Ready support from the Michigan Economic Development Corporation through the Community Revitalization Program, local façade grants, expedited approvals, collaboration with the City for parking development on adjacent lands, TIF reimbursement, and MDOT logo sign reimbursement.

Architectural studies have proven the brick edifice is structurally sound and repurposing the nave and aisles into seating could accommodate more than 200 guests. Outdoor seating and yard games in the front of the church will welcome passersby, while rear deck seating provides a secluded oasis for gathering. The lower level is ideal for private events, chef dinners, dressing rooms for wedding parties, and other social occasions.

The City is supportive and welcomes new development. Future community planning envisions new uses for and surrounding this former church. Swartz Creek has welcomed condos and townhouse development the past year, as well as several revitalization projects in the downtown. Adjacent land to the north of the site, owned by the City, can accommodate a parking lot should the need arise, as City leaders are prepared to facilitate and support the project.

A LITTLE BACKGROUND

Zoning | Central Business District

Acres/Acreage/Frontage | 1.56 acres, 250' on Morrish Road

Utilities | Municipal water and sewer

Parking | Existing lot meets ordinance requirements; additional expansion to the north is possible

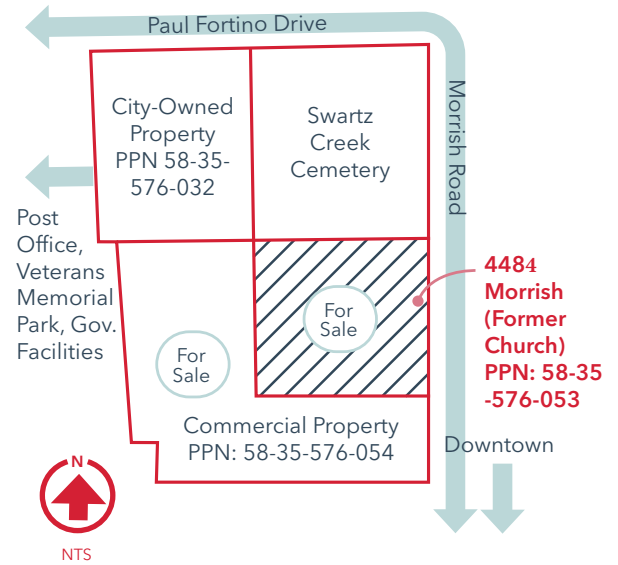
Traffic Counts | Morrish (8,000 ADT), Miller (14,000 ADT)

Proximity | Located within downtown, near parks, public facilities, and walkable neighborhoods

Flexibility | Outdoor activity space (front and rear), multiple interior space configurations, ADA accessibility could easily be accommodated

Iconic | Historic building, original wood work and light fixtures, stained glass rosettes

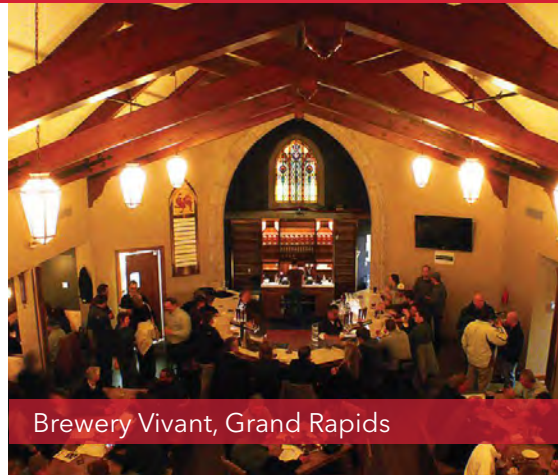
Site Location Key



This site is ripe for investment and brimming with potential

CHURCH TO BREWERY ADAPTIVE REUSE

East to west and north to south, throughout Michigan several former churches have been rehabilitated into restaurants, food halls, breweries and other social gathering spaces. There are many successful redevelopment models to replicate in Swartz Creek.



Brewery Vivant, Grand Rapids



Beer Church Brewery, New Buffalo



Salt Springs Brewery, Saline



Salt Springs Brewery, Saline



LARGE GATHERING SPACES, VAULTED CEILINGS, STAINED GLASS WINDOWS, AND OTHER HISTORIC FEATURES PROVIDE CHARACTER AND OPPORTUNITY TO ENVISION THE FORMER CHURCH AS SOMETHING NEW.

BUILDING ASSESSMENT & OPPORTUNITIES

- Open floor plan and overall structure size lends itself to assembly use, with opportunity for gathering spaces on two levels.
- Structurally sound, with excellent exterior brickwork and unique millwork.
- Cosmetic site improvements needed include: paving, lighting, walkways, and landscaping.
- Tuckpointing is recommended to seal the foundation and all building walls, as well as vegetation removal and positive grading away from the building.
- Roof is weathertight, and reinforcing/repairing along coping, gutters, downspouts is recommended to ensure long-term structural integrity.
- Windows and doors are in fair condition; however, higher-performing doors would ensure improved insulation and could better align with the building's architectural style.
- Barrier free, unisex, and ADA-compliant improvements to the restrooms, entry, and lower level are needed to accommodate accessibility.
- Existing plumbing infrastructure provides basis for the necessary system, and upgrades are needed for modern conveniences.
- The building placement and site orientation are ideal for outdoor gathering, garden spaces, nooks, and unique elements to draw patrons and provide entertainment options as well as possible banquets, weddings, or other communal uses.





CONCEPTUAL RENDERING OF THE PREFERRED DEVELOPMENT SCENARIO

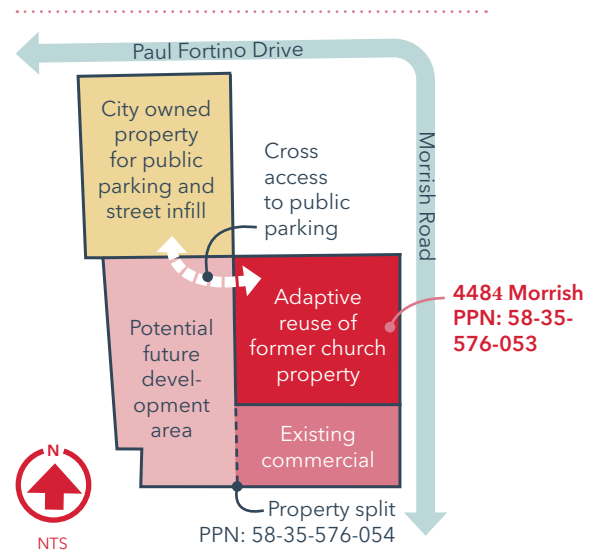
PREFERRED DEVELOPMENT SCENARIO

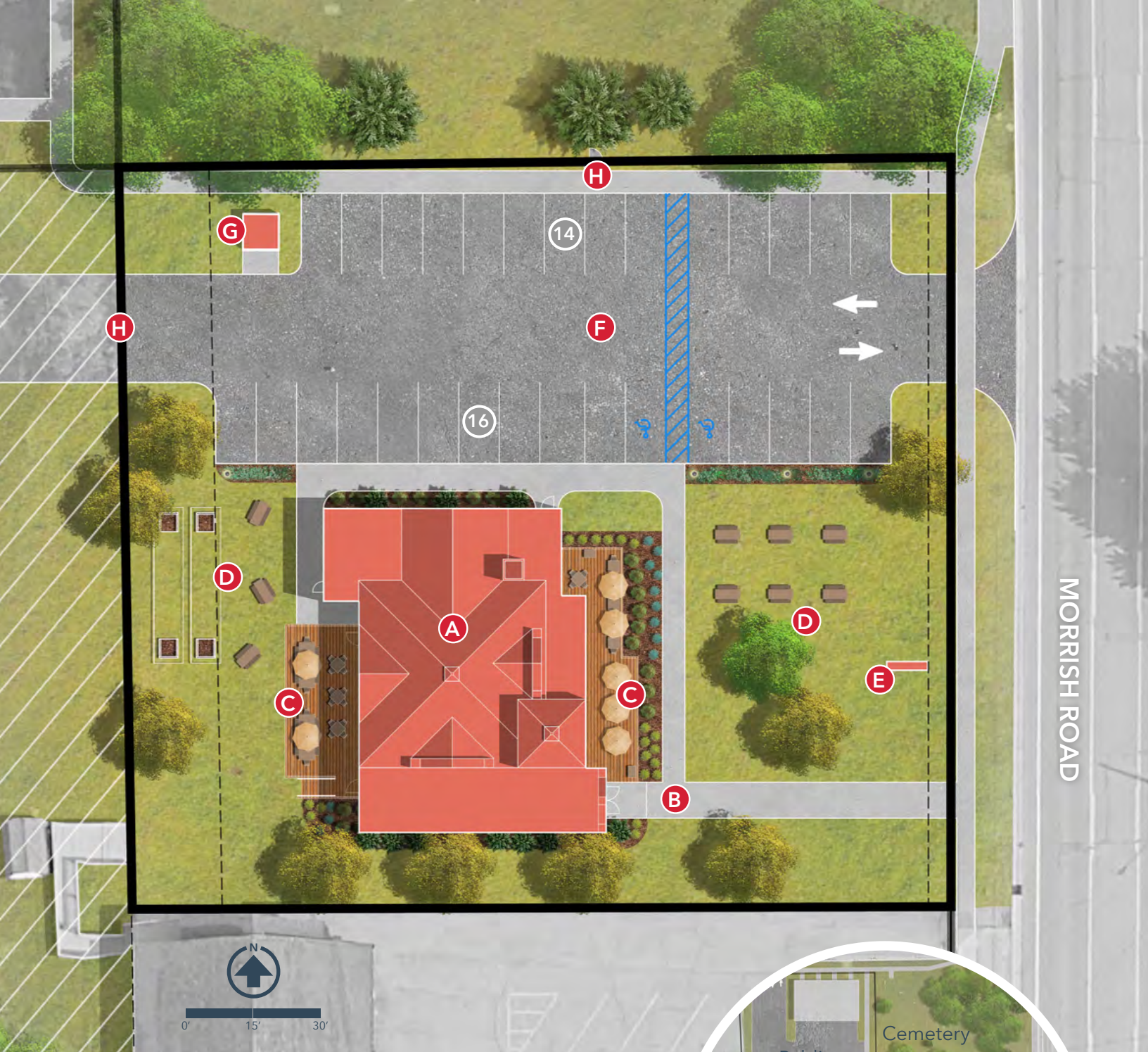
The City of Swartz Creek would like to see the former church be renovated into an active and engaging development. Flexibility and growth are key to creating an adaptive place. The site enables a phased approach: Begin with the church building, strengthen market position, and expand to the adjacent office building, etc.

Imagine wedding ceremonies in the former church, with reception and celebration next door and outside. The church itself can accommodate approximately 200 guests, and architectural studies prove the ability to provide barrier-free access, outdoor dining, brewery equipment spacing, commercial kitchen, and storage space as well as ample restrooms.

Off-street surface parking may be accommodated on-site and also adjacent to the north in partnership with the City of Swartz Creek. Intuitive and direct sidewalk connections link up with downtown, City Hall, the cemetery, Veterans Park, and nearby neighborhoods.

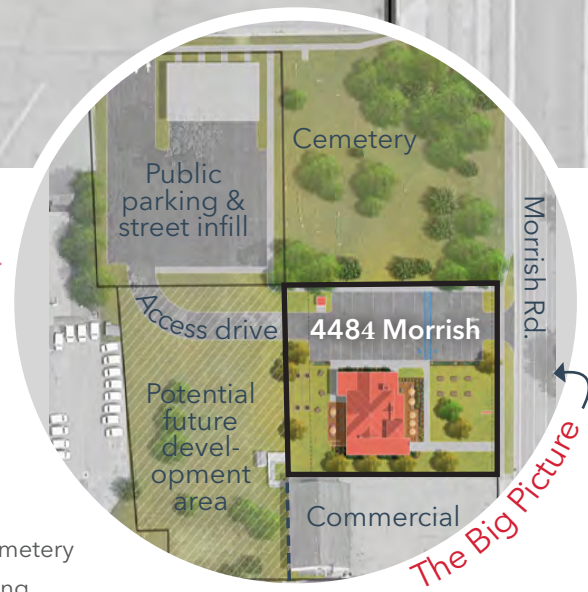
Available Properties & Potential Uses





4484 Morrish Conceptual Site Plan Legend

- | | |
|--|---|
| A Adaptive reuse of former church | E Existing ground sign |
| B New entry sidewalks and ramps | F Reconstructed parking lot |
| C Outdoor dining deck | G Refuse enclosure |
| D Lawn for programming & events | H Connections to existing cemetery and proposed public parking |

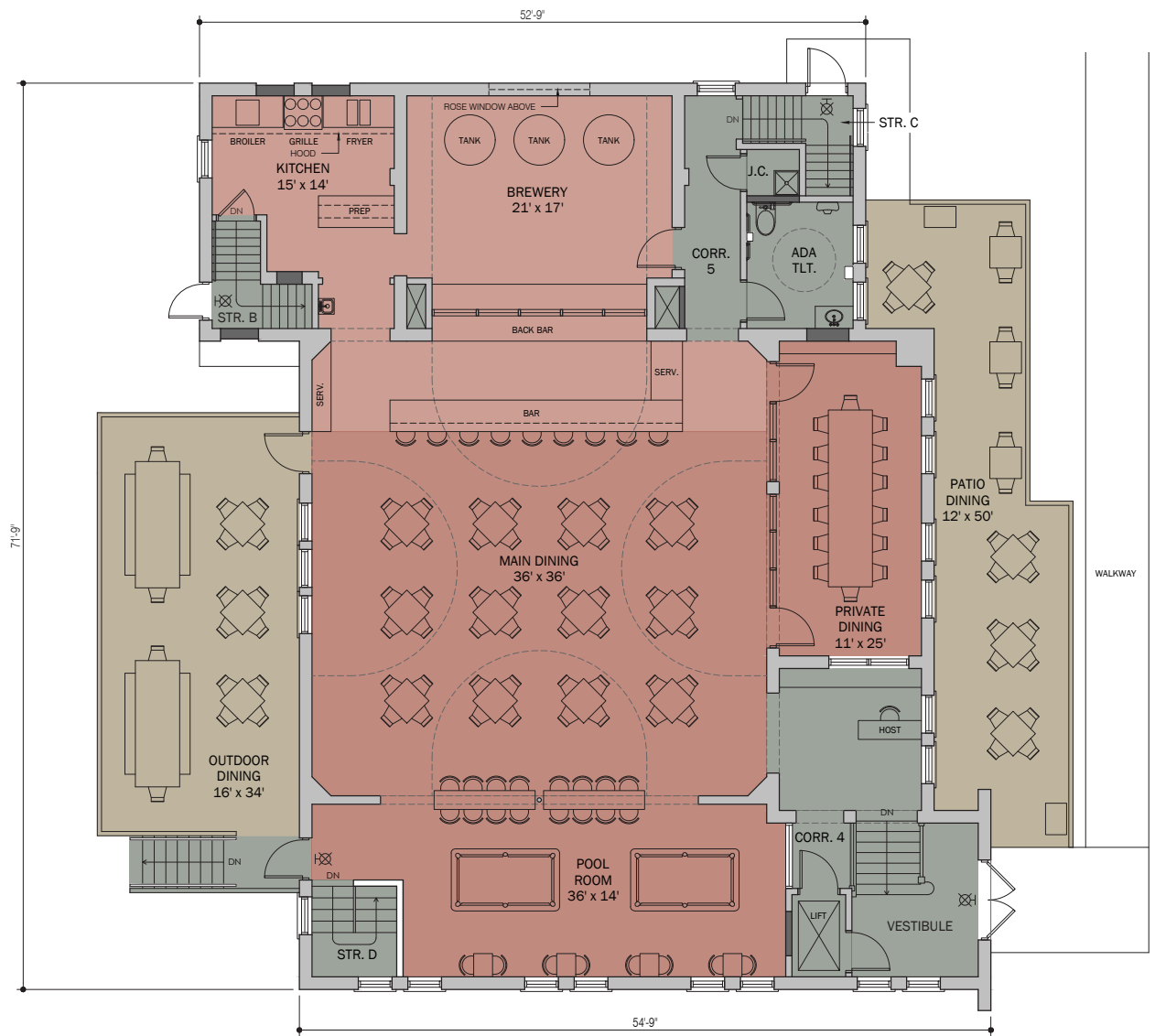


CONCEPTUAL BUILDING LAYOUT

The existing historic church building is generally in good condition and well suited to the proposed commercial use of a restaurant and/or banquet hall. The large, open, column-free volume of the nave lends itself to an assembly use, with the benefit of the adjacent support spaces for private dining rooms, game rooms, bar, and food preparation spaces. The basement can be used for open multi-purpose space, meeting or dressing rooms, accessible restrooms, storage, kitchen support spaces, and mechanical rooms.

Total Building Gross Area: 7,452 sf **First Floor Gross Area:** 3,726 sf **Basement Gross Area:** 3,726 sf

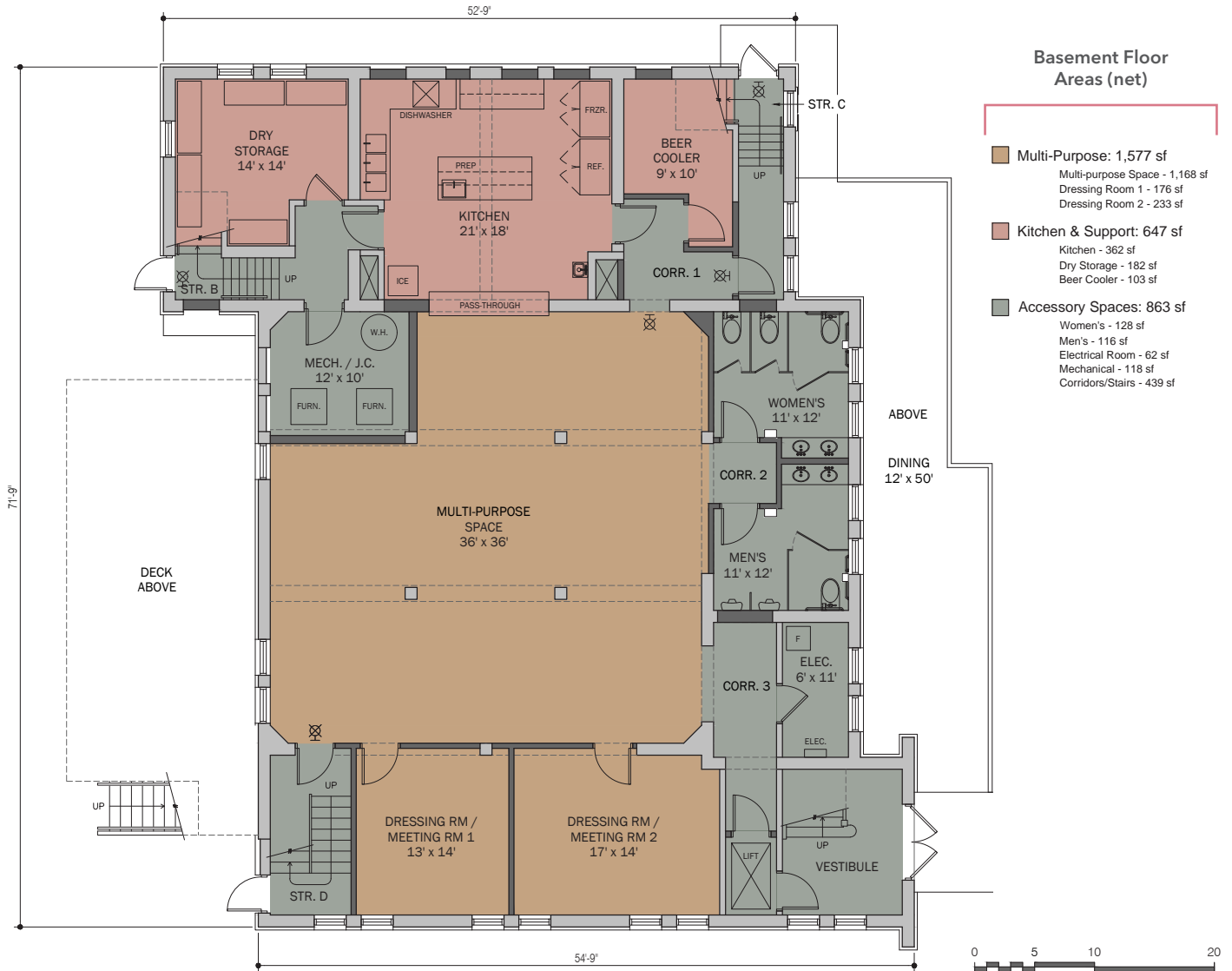
- Guest Areas: 3,345 sf
- Kitchen/Support Areas: 1,490 sf
- Total Outdoor Areas: 1,060 sf



4484 Morrish Conceptual Building Layout - First Floor

First Floor Areas (net)	Dining & Bar: 1,768 sf	Kitchen & Support: 845 sf	Accessory Spaces: 627 sf	Outdoor: 1,060 sf
	Main Dining - 1,036 sf	Kitchen - 209 sf	Waiting / Host - 127 sf	Outdoor Dining - 536 sf
	Pool Room - 455 sf	Brewery - 346 sf	Vestibule - 122 sf	Patio Dining - 524 sf
	Private Dining - 277 sf	Bar - 290 sf	Restroom - 85 sf	
			J.C. - 16 sf	
			Corridors/Stairs - 277 sf	

4484 Morrish Conceptual Building Layout - Basement



INCENTIVES

The site is designated a Redevelopment Ready opportunity and is eligible for city and state incentives, including Community Revitalization Program grants/loans, TIF reimbursement, façade grants, and MDOT logo sign reimbursement. Preliminary due diligence and architectural work was completed by the community development team as part of the creation of this document.

The City of Swartz Creek is open to supporting this redevelopment through the sale or construction of off-street public parking on their adjacent lot.

CONTACT / QUESTIONS

Michael Olivo, Lucia Properties
 Senior Associate
 Phone: (313) 378-5537
 michaelolivo@hotmail.com
 Lic: 6501408149



4484 MORRISH ROAD
SWARTZ CREEK, MICHIGAN

MARKETING PACKAGE

Swartz Creek, MI

Positive values reflect demand is greater than supply; negative values reflect supply is greater than demand.

Category	Retail Demand			Retail Supply			Unmet Demand		
	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes
Building Material & Garden Equipment & Supply Dealers	\$ 9,928,507	\$ 36,102,139	\$ 162,660,059	\$ 6,775,916	\$ 24,728,638	\$ 201,792,060	\$ 3,152,591	\$ 11,373,501	\$ (39,132,001)
Building Material & Supply Dealers	\$ 8,470,326	\$ 31,006,920	\$ 139,824,991	\$ 6,689,644	\$ 21,439,853	\$ 188,018,872	\$ 1,780,682	\$ 9,567,067	\$ (48,193,881)
Hardware Stores	\$ 718,938	\$ 2,642,724	\$ 11,827,423	\$ 134,849	\$ 2,335,144	\$ 7,007,432	\$ 584,089	\$ 307,580	\$ 4,819,991
Home Centers	\$ 4,670,483	\$ 16,984,889	\$ 77,215,603	\$ 4,994,082	\$ 6,637,564	\$ 141,057,560	\$ (323,599)	\$ 10,347,325	\$ (63,841,957)
Other Building Materials Dealers	\$ 2,775,986	\$ 10,288,841	\$ 45,548,544	\$ 1,544,752	\$ 10,731,831	\$ 36,285,588	\$ 1,231,234	\$ (442,990)	\$ 9,262,956
Paint and Wallpaper Stores	\$ 304,919	\$ 1,090,467	\$ 5,233,421	\$ 15,961	\$ 1,735,315	\$ 3,668,292	\$ 288,958	\$ (644,848)	\$ 1,565,129
Lawn and Garden Equipment and Supplies Stores	\$ 1,458,181	\$ 5,095,219	\$ 22,835,067	\$ 86,271	\$ 3,288,785	\$ 13,773,188	\$ 1,371,910	\$ 1,806,434	\$ 9,061,879
Nursery and Garden centers	\$ 1,169,521	\$ 4,088,777	\$ 18,342,200	\$ 48,722	\$ 2,381,085	\$ 5,438,758	\$ 1,120,799	\$ 1,707,692	\$ 12,903,442
Outdoor Power Equipment Stores	\$ 288,660	\$ 1,006,442	\$ 4,492,867	\$ 37,549	\$ 907,700	\$ 8,334,430	\$ 251,111	\$ 98,742	\$ (3,841,563)
Clothing & Clothing Accessories Stores	\$ 6,033,854	\$ 22,021,857	\$ 102,766,329	\$ 377,852	\$ 56,425,952	\$ 94,399,821	\$ 5,656,002	\$ (34,404,095)	\$ 8,366,508
Clothing Stores	\$ 4,036,347	\$ 14,645,344	\$ 69,541,218	\$ 292,556	\$ 30,626,815	\$ 46,137,206	\$ 3,743,791	\$ (15,981,471)	\$ 23,404,012
Childrens' and Infants' Clothing Stores	\$ 164,055	\$ 591,823	\$ 3,007,833	\$ -	\$ 1,457,517	\$ 2,783,244	\$ 164,055	\$ (865,694)	\$ 224,589
Clothing Accessories Stores	\$ 194,528	\$ 713,555	\$ 3,283,966	\$ 7,406	\$ 111,539	\$ 277,575	\$ 187,122	\$ 602,016	\$ 3,006,391
Family Clothing Stores	\$ 2,350,975	\$ 8,543,511	\$ 40,504,747	\$ 98,901	\$ 20,880,568	\$ 29,344,806	\$ 2,252,074	\$ (12,337,057)	\$ 11,159,941
Men's Clothing Stores	\$ 152,879	\$ 552,870	\$ 2,655,467	\$ 73,345	\$ 1,239,016	\$ 1,839,656	\$ 79,534	\$ (686,146)	\$ 815,811
Other Clothing Stores	\$ 380,105	\$ 1,372,410	\$ 6,535,773	\$ 52,855	\$ 3,041,071	\$ 4,975,563	\$ 327,250	\$ (1,668,661)	\$ 1,560,210
Women's Clothing Stores	\$ 793,805	\$ 2,871,174	\$ 13,553,432	\$ 60,050	\$ 3,897,105	\$ 6,916,363	\$ 733,755	\$ (1,025,931)	\$ 6,637,069
Jewelry, Luggage & Leather Goods Stores	\$ 1,227,984	\$ 4,513,538	\$ 20,008,588	\$ 85,296	\$ 17,964,404	\$ 35,862,914	\$ 1,142,688	\$ (13,450,866)	\$ (15,854,326)
Jewelry Stores	\$ 1,123,913	\$ 4,131,636	\$ 18,233,905	\$ 85,271	\$ 17,604,353	\$ 34,732,349	\$ 1,038,642	\$ (13,472,717)	\$ (16,498,444)

Swartz Creek, MI

Positive values reflect demand is greater than supply; negative values reflect supply is greater than demand.

Category	Retail Demand			Retail Supply			Unmet Demand		
	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes
Luggage & Leather Goods Stores	\$ 104,072	\$ 381,901	\$ 1,774,682	\$ 25	\$ 360,051	\$ 1,130,566	\$ 104,047	\$ 21,850	\$ 644,116
Shoe Stores	\$ 769,523	\$ 2,862,975	\$ 13,216,524	\$ -	\$ 7,834,733	\$ 12,399,701	\$ 769,523	\$ (4,971,758)	\$ 816,823
Electronics and Appliance Stores	\$ 2,023,828	\$ 7,259,689	\$ 34,976,952	\$ 478,007	\$ 13,517,166	\$ 25,708,857	\$ 1,545,821	\$ (6,257,477)	\$ 9,268,095
Food & Beverage Stores	\$ 18,196,654	\$ 64,326,379	\$ 303,098,394	\$ 34,429,010	\$ 75,210,568	\$ 250,181,950	\$ (16,232,356)	\$ (10,884,189)	\$ 52,916,444
Beer, Wine, & Liquor Stores	\$ 1,465,667	\$ 5,254,227	\$ 24,037,706	\$ -	\$ 1,093,775	\$ 25,839,887	\$ 1,465,667	\$ 4,160,452	\$ (1,802,181)
Grocery Stores	\$ 16,193,733	\$ 57,172,841	\$ 270,093,380	\$ 34,389,169	\$ 73,714,455	\$ 220,276,078	\$ (18,195,436)	\$ (16,541,614)	\$ 49,817,302
Convenience Stores	\$ 748,427	\$ 2,627,089	\$ 12,707,647	\$ 506,493	\$ 1,929,469	\$ 7,245,192	\$ 241,934	\$ 697,620	\$ 5,462,455
Supermarkets and Other Grocery (except Convenience) Stores	\$ 15,445,306	\$ 54,545,751	\$ 257,385,733	\$ 33,882,676	\$ 71,784,987	\$ 213,030,887	\$ (18,437,370)	\$ (17,239,236)	\$ 44,354,846
Specialty Food Stores	\$ 537,255	\$ 1,899,312	\$ 8,967,308	\$ 39,841	\$ 402,337	\$ 4,065,985	\$ 497,414	\$ 1,496,975	\$ 4,901,323
Food Services and Drinking Places	\$ 15,646,236	\$ 56,660,249	\$ 266,865,220	\$ 12,100,176	\$ 82,503,605	\$ 286,623,026	\$ 3,546,060	\$ (25,843,356)	\$ (19,757,806)
Drinking Place - Alcoholic Beverages	\$ 598,286	\$ 2,178,655	\$ 9,855,416	\$ 185,694	\$ 1,968,484	\$ 11,463,406	\$ 412,592	\$ 210,171	\$ (1,607,990)
Food Services	\$ 835,604	\$ 3,095,108	\$ 14,817,295	\$ 681,774	\$ 1,451,734	\$ 8,825,187	\$ 153,830	\$ 1,643,374	\$ 5,992,108
Restaurants and Other Eating Places	\$ 14,212,346	\$ 51,386,486	\$ 242,192,509	\$ 11,232,709	\$ 79,083,387	\$ 266,334,434	\$ 2,979,637	\$ (27,696,901)	\$ (24,141,925)
Furniture & Home Furnishings Stores	\$ 2,659,574	\$ 9,863,039	\$ 44,879,890	\$ 367,857	\$ 20,301,486	\$ 34,225,155	\$ 2,291,717	\$ (10,438,447)	\$ 10,654,735
Furniture Stores	\$ 1,333,603	\$ 5,003,852	\$ 22,940,961	\$ 270,043	\$ 17,419,693	\$ 26,410,113	\$ 1,063,560	\$ (12,415,841)	\$ (3,469,152)
Home Furnishing Stores	\$ 1,325,972	\$ 4,859,187	\$ 21,938,929	\$ 97,814	\$ 2,881,793	\$ 7,815,042	\$ 1,228,158	\$ 1,977,394	\$ 14,123,887
Floor Covering Stores	\$ 488,868	\$ 1,765,707	\$ 8,210,101	\$ 85,805	\$ 1,142,492	\$ 3,998,161	\$ 403,063	\$ 623,215	\$ 4,211,940
Other Home Furnishings Stores	\$ 837,104	\$ 3,093,479	\$ 13,728,828	\$ 12,009	\$ 1,739,301	\$ 3,816,881	\$ 825,095	\$ 1,354,178	\$ 9,911,947
Gasoline stations	\$ 11,834,297	\$ 41,834,293	\$ 210,226,944	\$ 12,403,303	\$ 39,721,320	\$ 212,233,523	\$ (569,006)	\$ 2,112,973	\$ (2,006,579)

Swartz Creek, MI

Positive values reflect demand is greater than supply; negative values reflect supply is greater than demand.

Category	Retail Demand			Retail Supply			Unmet Demand		
	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes
General Merchandise Stores	\$ 17,538,104	\$ 62,605,788	\$ 294,719,468	\$ 1,000,618	\$ 53,146,560	\$ 619,816,509	\$ 16,537,486	\$ 9,459,228	\$ (325,097,041)
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$ 31,517,176	\$ 113,592,538	\$ 533,343,838	\$ 4,247,044	\$ 175,653,940	\$ 843,756,978	\$ 27,270,132	\$ (62,061,402)	\$ (310,413,140)
Health & Personal Care Stores	\$ 9,308,070	\$ 32,488,786	\$ 148,290,661	\$ 9,481,709	\$ 46,435,900	\$ 216,250,833	\$ (173,639)	\$ (13,947,114)	\$ (67,960,172)
Cosmetics, Beauty Supplies and Perfume Stores	\$ 646,669	\$ 2,249,477	\$ 10,212,717	\$ 332,484	\$ 4,280,330	\$ 7,936,220	\$ 314,185	\$ (2,030,853)	\$ 2,276,497
Optical Goods Stores	\$ 293,177	\$ 1,048,640	\$ 4,732,506	\$ 276,872	\$ 4,412,696	\$ 7,952,239	\$ 16,305	\$ (3,364,056)	\$ (3,219,733)
Other Health and Personal Care Stores	\$ 504,526	\$ 1,759,531	\$ 7,991,447	\$ 621,972	\$ 7,976,436	\$ 24,500,576	\$ (117,446)	\$ (6,216,905)	\$ (16,509,129)
Pharmacies and Drug Stores	\$ 7,863,699	\$ 27,431,139	\$ 125,353,991	\$ 8,250,381	\$ 29,766,438	\$ 175,861,799	\$ (386,682)	\$ (2,335,299)	\$ (50,507,808)
Miscellaneous Store Retailers	\$ 4,225,819	\$ 14,826,181	\$ 68,520,895	\$ 3,552,531	\$ 50,974,432	\$ 123,414,878	\$ 673,288	\$ (36,148,251)	\$ (54,893,983)
Florists	\$ 163,279	\$ 571,181	\$ 2,541,217	\$ 115,766	\$ 983,789	\$ 4,202,580	\$ 47,513	\$ (412,608)	\$ (1,661,363)
Office Supplies, Stationery, & Gift Stores	\$ 594,679	\$ 2,118,681	\$ 9,694,790	\$ 22,436	\$ 2,387,809	\$ 6,726,598	\$ 572,243	\$ (269,128)	\$ 2,968,192
Gift, Novelty, and Souvenir Stores	\$ 375,241	\$ 1,345,467	\$ 6,101,820	\$ 22,436	\$ 705,436	\$ 2,887,922	\$ 352,805	\$ 640,031	\$ 3,213,898
Office Supplies and Stationery Stores	\$ 219,438	\$ 773,213	\$ 3,592,971	\$ -	\$ 1,682,373	\$ 3,838,676	\$ 219,438	\$ (909,160)	\$ (245,705)
Other Miscellaneous Store Retailers	\$ 3,059,881	\$ 10,687,079	\$ 49,690,586	\$ 3,242,264	\$ 45,678,405	\$ 104,553,321	\$ (182,383)	\$ (34,991,326)	\$ (54,862,735)
Used Merchandise Stores	\$ 407,981	\$ 1,449,240	\$ 6,594,301	\$ 172,065	\$ 1,924,430	\$ 7,932,379	\$ 235,916	\$ (475,190)	\$ (1,338,078)
Motor Vehicle & Parts Dealers	\$ 35,270,602	\$ 128,727,389	\$ 605,116,891	\$ 3,070,265	\$ 101,395,316	\$ 460,456,436	\$ 32,200,337	\$ 27,332,073	\$ 144,660,455
Automotive Dealers	\$ 29,418,741	\$ 107,042,792	\$ 506,207,279	\$ 1,388,003	\$ 90,834,481	\$ 403,266,934	\$ 28,030,738	\$ 16,208,311	\$ 102,940,345
Automotive Parts, Accessories, & Tire Stores	\$ 2,487,410	\$ 9,005,650	\$ 42,706,981	\$ 426,787	\$ 4,359,062	\$ 19,913,069	\$ 2,060,623	\$ 4,646,588	\$ 22,793,912
Other Motor Vehicle Dealers	\$ 3,364,451	\$ 12,678,947	\$ 56,202,631	\$ 1,255,475	\$ 6,201,773	\$ 37,276,433	\$ 2,108,976	\$ 6,477,174	\$ 18,926,198
Nonstore retailers	\$ 22,584,191	\$ 80,788,344	\$ 373,527,546	\$ 2,102,064	\$ 194,324,938	\$ 815,368,310	\$ 20,482,127	\$ (113,536,594)	\$ (441,840,764)

Swartz Creek, MI

Positive values reflect demand is greater than supply; negative values reflect supply is greater than demand.

Category	Retail Demand			Retail Supply			Unmet Demand		
	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes	5 Minutes	10 Minutes	15 Minutes
Sporting Goods, Hobby, Book, & Music Stores	\$ 2,667,135	\$ 9,723,484	\$ 46,306,409	\$ 2,000,275	\$ 29,874,967	\$ 62,880,039	\$ 666,860	\$ (20,151,483)	\$ (16,573,630)
Book Stores and News Dealers	\$ 290,581	\$ 1,042,417	\$ 4,774,515	\$ 33,825	\$ 4,719,644	\$ 12,924,664	\$ 256,756	\$ (3,677,227)	\$ (8,150,149)
Book Stores	\$ 178,289	\$ 636,904	\$ 2,917,134	\$ 33,825	\$ 4,657,991	\$ 8,584,079	\$ 144,464	\$ (4,021,087)	\$ (5,666,945)
News Dealers and Newsstands	\$ 112,292	\$ 405,512	\$ 1,857,381	\$ -	\$ 61,653	\$ 4,340,585	\$ 112,292	\$ 343,859	\$ (2,483,204)
Sporting Goods, Hobby, & Musical Instrument Stores	\$ 2,376,554	\$ 8,681,067	\$ 41,531,894	\$ 1,966,449	\$ 25,155,324	\$ 49,955,375	\$ 410,105	\$ (16,474,257)	\$ (8,423,481)
Hobby, Toys and Games Stores	\$ 547,070	\$ 2,024,060	\$ 8,964,011	\$ 430,610	\$ 12,305,081	\$ 20,245,731	\$ 116,460	\$ (10,281,021)	\$ (11,281,720)
Musical Instrument and Supplies Stores	\$ 54,530	\$ 204,919	\$ 981,162	\$ 39,986	\$ 448,176	\$ 717,619	\$ 14,544	\$ (243,257)	\$ 263,543
Sew/Needlework/Piece Goods Stores	\$ 108,211	\$ 389,933	\$ 1,863,697	\$ 17,880	\$ 1,880,775	\$ 2,571,999	\$ 90,331	\$ (1,490,842)	\$ (708,302)
Sporting Goods Stores	\$ 1,666,743	\$ 6,062,155	\$ 29,723,024	\$ 1,477,974	\$ 10,521,292	\$ 26,420,025	\$ 188,769	\$ (4,459,137)	\$ 3,302,999
Total	\$ 189,434,050	\$ 680,820,154	\$ 3,195,299,495	\$ 88,139,583	\$ 788,560,848	\$ 3,403,351,398	\$ 101,294,467	\$ (107,740,694)	\$ (208,051,903)
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Consumer Demographics and Spending in Swartz Creek Area



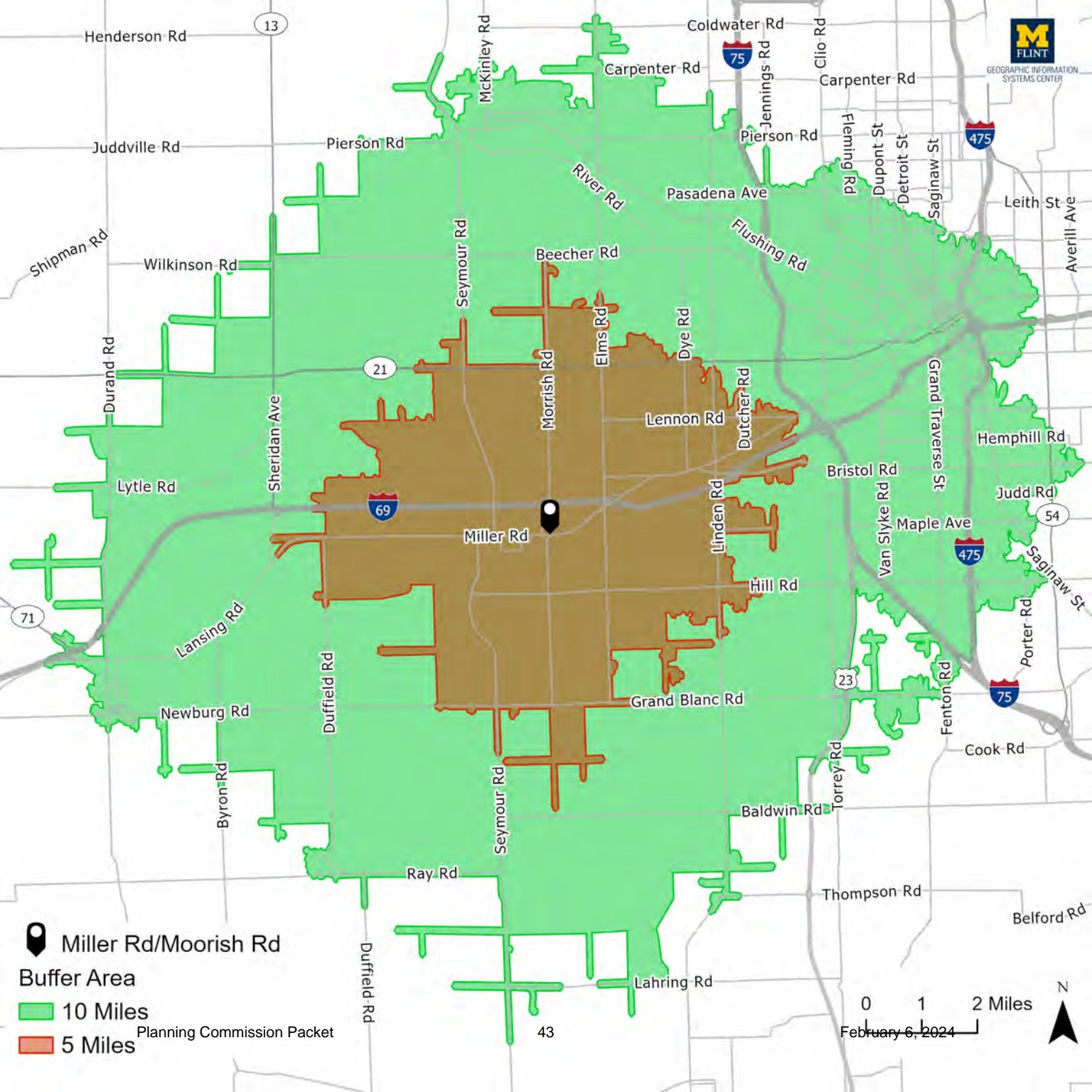
GEOGRAPHIC INFORMATION SYSTEMS CENTER

Variable	5 Miles Buffer	10 Miles Buffer
Restaurant Spending		
2023 Food Service/Drinking Establishments	97	359
2023 Meals at Restaurants/Other	\$ 23,049,210	\$ 137,835,022
2023 Meals at Restaurants/Other: Average per HH	\$ 2,729	\$ 2,290
2028 Meals at Restaurants/Other	\$ 26,778,601	\$ 158,600,531
2028 Meals at Restaurants/Other: Average per HH	\$ 3,177	\$ 2,644
2023 Food Away from Home	\$ 23,866,894	\$ 142,487,635
2023 Food Away from Home: Average per HH	\$ 2,826	\$ 2,368
2028 Food Away from Home	\$ 27,728,622	\$ 163,954,274
2028 Food Away from Home: Average per HH	\$ 3,290	\$ 2,733
2023 Went to Family Restrn/SteakHse/6 Mo	11,012	75,860
2023 Went to Fast Food/Drive-In Restaurant/6 Mo	14,575	102,291
2023 Went to Fine Dining Restaurant/6 Mo	1,691	11,162
Demographics		
2023 Total Population	19,588	142,249
2023 Population Age Under 20: Percent	20.6%	23.7%
2023 Population Age 20-39: Percent	21.8%	24.7%
2023 Population Age 40-64: Percent	33.2%	32.2%
2023 Population Age 65+: Percent	24.4%	19.5%
2023 Non-Hispanic White Population: Percent	84.1%	64.4%
2023 Non-Hispanic Black Population: Percent	8.6%	28.0%
2023 Non-Hispanic Asian Population: Percent	0.9%	1.0%
2023 Non-Hispanic American Indian Population: Percent	0.2%	0.4%
2023 Non-Hispanic Pacific Islander Population: Percent	0.1%	0.0%
2023 Non-Hispanic Other Race Population: Percent	0.3%	0.5%
2023 Non-Hispanic Multiple Race Population: Percent	5.7%	5.8%
2023 Hispanic Population: Percent	3.5%	4.2%
2023 Total Households	8,445	60,178
Income and Employment		
2023 Median Household Income	\$ 60,925	\$ 49,429
2023 Median Disposable Income	\$ 52,070	\$ 41,534
2023 Unemployment Rate	4.3	8.1
2023 Unemp Rate: Pop 16-24	16.1	18.8
2023 Unemp Rate: Pop 25-54	3	6.8
2023 Unemp Rate: Pop 55-64	1.5	4.7

Data provided from ESRI's *Living Atlas*.



GEOGRAPHIC INFORMATION SYSTEMS CENTER



13

21

71

54

23

43



Miller Rd/Moorish Rd

Buffer Area

10 Miles

5 Miles

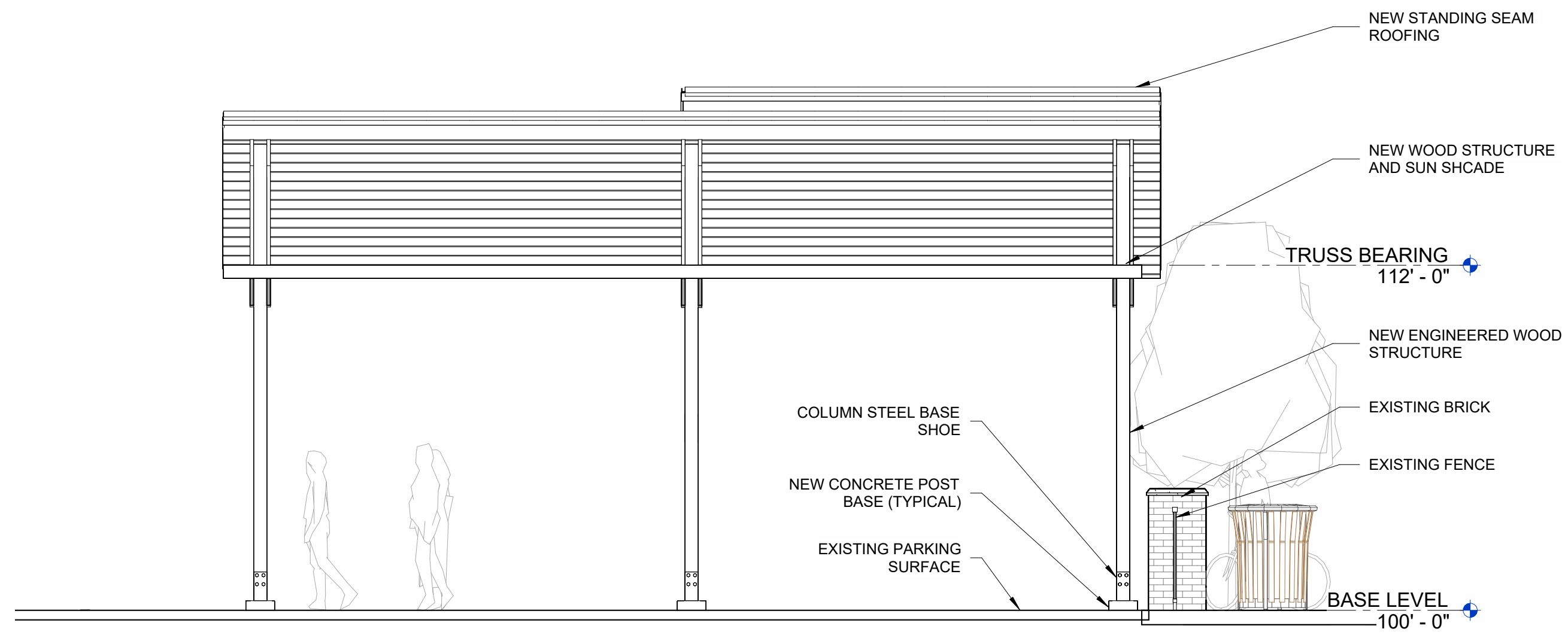
Planning Commission Packet

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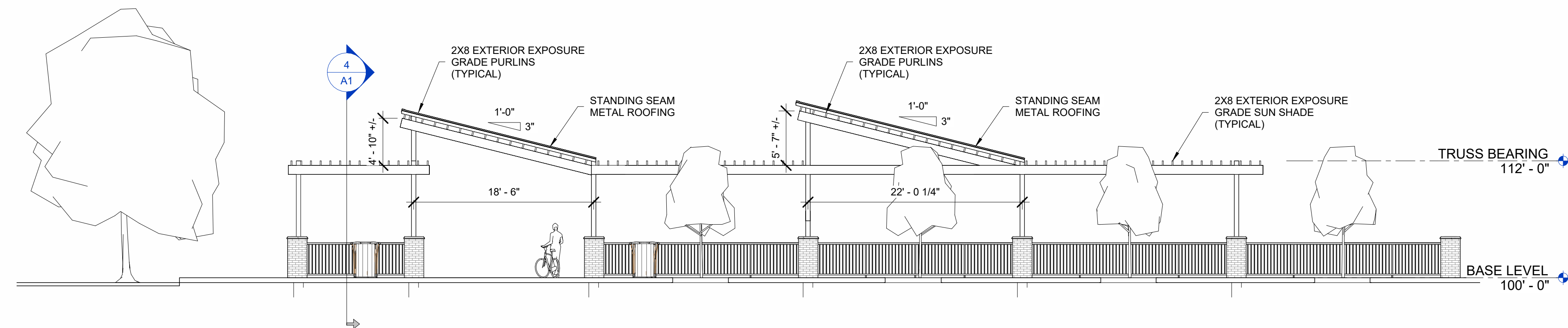
February 6, 2024

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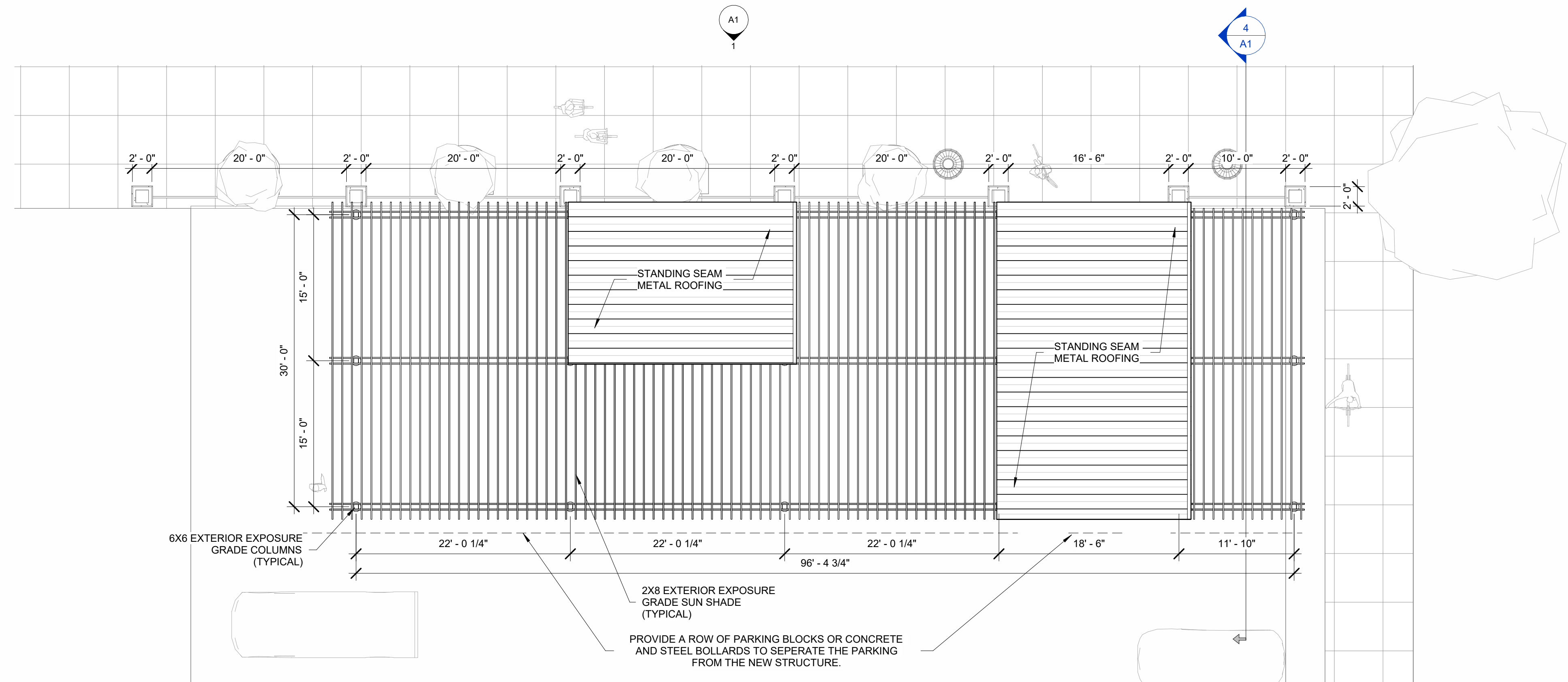




SECTION 1
1/4" = 1'-0"



MILLER ROAD ELEVATION
1/8" = 1'-0"



LAYOUT PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Contractor:

PROPOSED PROJECT FOR
MILLER ROAD STREETSCAPE
CITY OF SWARTZ CREEK, MICHIGAN

Project Phase:
Design
Permit
Construction

Date:
06-14-23
01-09-24

Rev.	Description
1	CONSTRUCTION DETAILS
2	PITCHED ROOF

Revised Last Issue: 1/8/2024 4:44:18 PM

Project # 2320
Drawn by: CS
Checked by: DM

FLOOR PLAN AND RENDERING

A1

J. W. MORGAN CONSTRUCTION, LLC

**7152 SEYMOUR RD.
SWARTZ CREEK, MI 48473
810-635-9228 OFFICE/FAX
810-691-6281 CELL
LIC# 2102148537**

PROPOSAL

City of Swartz Creek
Miller Road Streetscape

December 8, 2023

We hereby propose to provide the materials and labor necessary to complete the following:

- Construct the gazebo and trellis structure per the drawings provided with the exceptions of building a single-slope roof over each gazebo portion as opposed to a rounded roof, using pro-rib steel roofing, James Hardie bevel siding on the walls of the roof structures, and install Andersen 100 series picture windows on the high wall side of both roof structures.
- We will bore through the asphalt parking lot and pour concrete footings to support the structure
- We will use 6x6 cedar columns supporting cedar Glulam beams and #2 common cedar 2x8 joists

Total Labor and materials **\$151,104***

*Price does not include permits

**I will apply a 5% credit to the job as my portion of donated funding (\$7,555)